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To: Ashley Clark; Amy Messier

Public Comment Submission: Omni Development LLC 55 Summer Street 40B 3/15/2021

Walpole has spent time and treasure to protect and preserve our public water supply. In my opinion Omni is using its relationship with Mass Housing to eliminate the protections of our public water supply. Please don't let them. They went to Mass Housing, because they knew they could not build what they want without a comprehensive permit. They have no hardship that needs relieve from the "WRPOD". Please do not issue any waivers or special permits in this extremely environmentally sensitive area for our public water supply. Siemens is buying water from the MWRA that should tell the ZBA they must protect our public water supply more not less. Omni's project will not be uneconomical, because they chose to build it in the "WRPOD", and want relieve from the "WRPOD" to increase profitability for their project.

South Walpole is its own water pressure district. A key component for maintaining that pressure is the water tank in the highest part of South Walpole. There is more than enough Town land to build a second water tank. Omni is doubling South Walpole's population, therefore, a condition for Omni to be responsible for 50% of the cost for a second water tank is required. Property owners in South Walpole have a right to fire protection and Omni can not take that right away. Walpole sends its firefighters into the burning building to suppress the fire and rescue the occupants, and they must have the water pressure they need to fight fires and rescue people in South Walpole.

A condition that if plausible information comes to light specifying where hazardous material exists on the site the site will be tested by the BOH, and if required a professional 21E will be performed by a third party.

A condition is required that Omni must deploy the test wells determined by a third party hydrologist and execute a monitoring plan formulated by a third party hydrologist. This will ensure contamination existing or introduced by the Omni project will be detected, and will be threaded on site. Similar to the treatment done by Baker Hughes on the Bird Machine sites abutting Omni's site.

The Property Rights of property owners in South Walpole who paid a \$6,000 more or less Betterment to hook up to the sewer that passes by their home must be protected. The capacity for such future hook up was designed into the existing sewer. This existing capacity can not be assigned to Omni. A remedy for these property owners' rights must be a ZBA condition.

Omni must distribute all profits over 20% to Walpole. Walpole is entitled to audit Omni project to ensure Walpole gets a fair and accurate on going accounting of the project. A condition to ensure this is necessary.

The egresses of the Omni project are dangerous, and Police Officer details must be demanded from before traffic activity on the site begins until all traffic activity stops on the Omni site. This condition for safety must cover all days when the site is active. It must cover the entrance and exit including the emergency exit entrance.

Condition: No chemicals or hazardous materials in greater than household quantities allowed in the footprint of the Omni project.

Condition: No refueling of machines, equipment or vehicles within the Omni site footprint. No gasoline or diesel tanker trucks allowed on site. Enforcement by the Building Department, Police Department, Board of Health (BOH), and Fire Department. All fines, and fees including stop work orders as determined by The Select Board.

Condition: The BOH must approve all chemicals used to fight snow and ice.

Condition: The BOH must approve all chemicals and traps used for insect and pest control.

Condition: The Omni project is approximately 95% within a mile of the 94-acre MWRA Emergency Sludge Site. When it begins operation the Omni project will become unmarketable, therefore Omni will pay no property tax, but still require the services of Police, Fire, Building Department. And BOH. The ZBA must negotiate a fee structure with the help of the Select Board and Finance Committee.

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